



CITY OF PORTSMOUTH

Planning & Sustainability
Department
1 Junkins Avenue
Portsmouth, New
Hampshire 03801
(603) 610-7216

PLANNING BOARD

October 24, 2024

C/O Hammes Realty Services LLC
HPH Boston Portsmouth LLC
1400 N Water Street, Suite 500
Milwaukee, Wisconsin 53202

RE: Request for Amended Site Plan for property located at 1900 Lafayette Road,
Portsmouth, NH (LU-24-148)

Dear Property Owner:

The Planning Board, at its regularly scheduled meeting of Tuesday, October 17, 2024, considered your application for amended site plan for the addition of a new parking area with associated site improvements including storm water, landscaping and lighting . Said property is shown on Assessor Map 267 Lot 8 and lies within the Gateway Corridor (GI) District. As a result of said consideration, the Board voted to: 1) determine that Item A is complete according to the Site Plan Review Regulations, (contingent on the granting of any required waivers under Section IV of the agenda); accept the application for consideration; 2) find that the Site Plan Application meets the requirements set forth in the Site Plan Regulations Section 2.9 Evaluation Criteria and adopt the findings of fact as presented; and, 3) **grant** Amended Site Plan Approval.

This approval is granted subject to all conditions of approval by the Planning Board on 1/15/2015 and to all other requirements stated in the Planning Board letter of decision dated January 21, 2015.

The Board's decision may be appealed up to thirty (30) days after the vote. Any action taken by the applicant pursuant to the Board's decision during this appeal period shall be at the applicant's risk. Please contact the Planning & Sustainability Department for more details about the appeals process.

Unless otherwise indicated above, applicant is responsible for applying for and securing a building permit from the Inspection Department prior to starting any approved work.

The Planning & Sustainability Director must certify that all conditions of approval have been completed prior to issuance of a building permit unless otherwise indicated above.

The minutes and audio recording of this meeting are available by contacting the Planning & Sustainability Department.

Very truly yours,

A handwritten signature in black ink, appearing to read "Rick Chellman". The signature is fluid and cursive, with the first name "Rick" written in a smaller, more legible script than the last name "Chellman", which is written in a larger, more stylized cursive.

Rick Chellman, Chairman of the Planning Board

cc: Shanti Wolph, Chief Building Inspector
John McTigue, TF Moran

Findings of Fact | Site Plan Review

City of Portsmouth Planning Board

Date: October 17, 2024

Property Address: 1900 Lafayette Road

Application #: LU-24-148

Decision: Approve

Findings of Fact:

Per RSA 676:3, I: The local land use board shall issue a final written decision which either approves or disapproves an application for a local permit and make a copy of the decision available to the applicant. **The decision shall include specific written findings of fact that support the decision. Failure of the board to make specific written findings of fact supporting a disapproval shall be grounds for automatic reversal and remand by the superior court upon appeal, in accordance with the time periods set forth in RSA 677:5 or RSA 677:15, unless the court determines that there are other factors warranting the disapproval.** If the application is not approved, the board shall provide the applicant with written reasons for the disapproval. If the application is approved with conditions, the board shall include in the written decision a detailed description of the conditions necessary to obtain final approval.

Site Plan Regulations Section 2.9 Evaluation Criteria - in order to grant site plan review approval, the TAC and the Planning Board shall find that the application satisfies evaluation criteria pursuant to NH State Law and listed herein. In making a finding, the TAC and the Planning Board shall consider all standards provided in Articles 3 through 11 of these regulations.

	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Criteria)	Supporting Information
1	Compliance with all City Ordinances and Codes and these regulations. <u>Applicable standards:</u>	Meets	<u>Applicable standards:</u> - Portsmouth Zoning Ordinance - Portsmouth Site Plan Review Reg.
2	Provision for the safe development, change or expansion of use of the site.	Meets	The site is an expansion of the existing use.
3	Adequate erosion control and stormwater management practices and other mitigative measures, if needed, to prevent adverse effects on downstream water quality and flooding of the property or that of another.	Meets	Standard erosion control methods are proposed. There are no increases in stormwater flows per Portsmouth and AoT regulations.
4	Adequate protection for the		Separation from water table is observed.

	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Criteria)	Supporting Information
	quality of groundwater.	Meets	Stormwater is being treated.
5	Adequate and reliable water supply sources.	Meets	No water service or increase in usage is proposed as part of the parking lot expansions.
6	Adequate and reliable sewage disposal facilities, lines, and connections.	Meets	No sewer service or increase in usage is proposed as part of the parking lot expansions.
7	Absence of undesirable and preventable elements of pollution such as smoke, soot, particulates, odor, wastewater, stormwater, sedimentation or any other discharge into the environment which might prove harmful to persons, structures, or adjacent properties.	Meets	No undesirable elements are being released. Stormwater is being treated.
8	Adequate provision for fire safety, prevention and control.	Meets	Plans have been reviewed by the City Fire Department to make sure they conform to City standards.
9	Adequate protection of natural features such as, but not limited to, wetlands.	Meets	No wetlands are being impacted by the parking lot expansion and stormwater management.
10	Adequate protection of historical features on the site.	Meets	No historic features are found in this site.
11	Adequate management of the volume and flow of traffic on the site and adequate traffic controls to protect public safety and prevent traffic congestion.	Meets	Parking lot expansion is to parking demand and reduce parking on the street and offsite.
12	Adequate traffic controls and traffic management measures to prevent an unacceptable increase in safety hazards and traffic congestion off-site.	Meets	The site follows City regulations in regard to parking aisles, parking spaces, and signage.
13	Adequate insulation from external noise sources.	Meets	Not applicable.

	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Criteria)	Supporting Information
14	Existing municipal solid waste disposal, police, emergency medical, and other municipal services and facilities adequate to handle any new demands on infrastructure or services created by the project.	Meets	No additional services are being requested by this Site Plan Amendment.
15	Provision of usable and functional open spaces of adequate proportions, including needed recreational facilities that can reasonably be provided on the site	Meets	Open space has been delineated on the Overall Site Plan per City regulations.
16	Adequate layout and coordination of on-site accessways and sidewalks in relationship to off-site existing or planned streets, accessways, bicycle paths, and sidewalks.	Meets	The Parking Expansion connects to onsite sidewalks and safe access is provided to the existing parking building.
17	Demonstration that the land indicated on plans submitted with the application shall be of such character that it can be used for building purposes without danger to health.	Meets	Plans were submitted, reviewed, and accepted by the Technical Advisory Committee (TAC).
18	Adequate quantities, type or arrangement of landscaping and open space for the provision of visual, noise and air pollution buffers.	Meets	Landscaping islands in and bordering the parking area have been provided.
19	Compliance with applicable City approved design standards.	Meets	The site amendment meets City approved standards.
	Other Board Findings:		



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PLANNING BOARD

October 24, 2024

Port Harbor Land, LLC
1000 Market Street, Building One
Portsmouth, New Hampshire 03801

RE: Second Site Plan Approval extension request for property located at 2 Russell Street , Portsmouth, NH (LU-22-111)

Dear Property Owner:

The Planning Board, at its meeting of Thursday, October 17, 2024, considered your request for a second one-year extension of the Site Plan Approval, through December 15, 2025

As a result of said consideration, the Board voted to **grant** a second one-year extension of the site plan, now to expire on December 15, 2025.

The Board's decision may be appealed up to thirty (30) days after the vote. Any action taken by the applicant pursuant to the Board's decision during this appeal period shall be at the applicant's risk. Please contact the Planning & Sustainability Department for more details about the appeals process.

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Very truly yours,

Rick Chellman, Chairman of the Planning Board

cc: Shanti Wolph, Chief Building Inspector
Rosann Maurice-Lentz, City Assessor
Patrick Crimmins, Tighe & Bond
Ryan Plummer, Two International Group
John Lyons, Lyons Law Offices